

**Kentucky Board of Home Inspectors
101 Sea Hero Road, Suite 100
Frankfort, Kentucky 40601-5405**

**Ray Sandbek, Chairman
Ralph J. Wirth, Vice Chairman**

**Board Meeting
August 29, 2006
9:00 am**

Minutes

Board Members Attending:

Ray Sandbek, Chairman
Ralph Wirth, Vice Chairman
Floyd Van Cook
William D. Bramble

James Forrest Cooper
Jo Gawthrop
D. Michel Green
Linda L. Swearingen
William J. Welty Sr.

Guest Attending

Betty Whittaker, KMHI

Staff Attending:

Terry M. Slade, BCE
Dawna King, BCE

David Reichert, General Counsel

Meeting Called to Order

Mr. Sandbek called the meeting to order.

Discussed previous minutes. Minutes approved. Mr. Sandbek made it known that this was Mr. William Bramble's last meeting serving on this board and that his appointment has ended, his replacement Richard W. Flora will replace him. Mr. Flora was absent from this meeting due to illness.

New Business

Detailed discussion on the expiration date for the licensed home inspectors. Mr. Terry Slade brought it to the board attention that the home inspector licenses issued have incorrect expiration dates. Discussion. Mr. Wirth made the motion that the board will follow the Statutes of the home inspector license first renewal being the following year (2007). Linda Swearingen seconded motion. More discussion. Motion carried, all concurred.

Betty Whittaker, KMHI spoke to the board members about the Manufactured Housing Training for the Trainer. Discussed with the board members about the Manufactured Training taught to the Pre-Licensing Education Providers. Disclosed to the board a list of Pre-Licensing Education Providers that attended this training.

Reviewed the "Seller Disclosure" from Lexington Bluegrass Area Realtors. Discussion. This form has nothing to do with a home inspector or home inspections. Mr. Wirth made a motion that this disclosure is for the seller and is out of the realm of this board. Mr. Welty seconded. Motion carried, all concurred.

Reviewed Continued Education Provider Applications. First applicant: A Home Inspector University, Inc., board discussed. Discussion. Mr. Welty made a motion to approve this continued education provider when they submit the courses for board review. Mr. Green seconded motion. Motion carried, all concurred. Mr. Wirth made a replacement motion for Mr. Welty's motion to approve this applicant as a Continued Education Provider. They need to submit each (\$25.00 each course) course prior for the board to review and approve prior to the course being taught in a timely manner. Mr. Welty seconded motion. Motion carried, all concurred.

Second applicant: Southface-North Carolina, board discussed. The courses submitted are not approvable for home inspector. Discussion. Mr. Green made a motion to accept this school as a continued education provider but they need to submit the required courses. The courses submitted Seminars on High Performance Homes and HVAC Systems do not conform to home inspection. They need to submit required courses (\$25.00 each). Mr. Welty seconded motion. Motion carried, all concurred.

Discussion on the Pre-Licensing Education Providers whom have not complied with the board requirements when they made an application. AHIT, TKS Associates and AmericSpec, Inc., still have not complied with the board requirements. Mr. Wirth made motion to send a letter these schools to let them know that they have 30 days to complete their applications as a board approved Pre-Licensing Education Provider or application will be denied. Mr. Welty seconded motion. Motion carried, all concurred.

Also discussed the outstanding home inspector applicants whom have made an application but have not completed the process. Mr. Green made a motion that these applicants shall be notified that they have until September 29th to comply to meet all the board requirements or they are denied. Ms. Swearingen seconded motion. Motion carried, all concurred.

Third applicant: Professional Learning Institute4U, discussion. 20 courses submitted. Board reviewed and discussed each of these courses to be taught. 15 of 20 courses were approved. Mr. Wirth made a motion to approve this school with changes as a Continued Education Provider. Mr. Cook seconded motion. Motion carried, all concurred.

Break for Lunch

Board reviewed Home Inspector Applications. Dennis Rinninger, Cincinnati, OH; Todd Scott, Bethel, OH; James Kidd, Independence, KY; Phillip Preston, Frankfort, KY; Darnell Joiner, Rineyville, KY; Mark Howard, London, KY; Robert Johnson, Louisville, KY. Mr. Welty made the motion to approve these applications. Mr. Wirth seconded motion. Motion carried, all concurred.

Discussed Jeffery Markel application. Board reviewed D. Michael Green's Manufactured Housing Course taught at Kentucky Real Estate Inspector Association (KREIA) as equivalent to the board requirements. Mr. Wirth made a motion to approve D. Michael Green's course on Manufactured Housing taught at KREIA as equivalent to the board requirements. Discussion. Motion declined. Mr. Wirth made a motion to approve Jeffery Markel's application as equivalent to the board requirements for the Manufactured Housing course taken at KRIA. Mr. Welty seconded motion. Motion carried, all concurred.

Reviewed more home inspector applications. Patrick Bullock, New Albany, IN; David Fugate, Lexington, KY; John C. Catlett, Louisville, KY; Marvin Redmon, Lexington, KY, Charles Green, Cadiz, KY; David Ziemann, Hopkinsville, KY; Franklin Whitson, Jeffersonton, KY; Samuel Perry, Murray, KY, Stanley Comp, Frankfort, KY; Landon Moore, Frankfort, KY; Marvin McCoomer, Taylorsville, KY. Mr. Cooper made motion to approve these application. Mrs. Swearingen seconded motion. Motion carried, all concurred.

Board reviewed complaints on persons that might be performing home inspections without obtaining a Kentucky License. Board members stated that Randy Redmond is not in the business of home inspections. Doug Coulter is no longer in the home inspection business. Dawna King, Board Secretary will check on Michael Griffith, Micah Brown and George Moberg.

Update on Regulations. Discussion

Board discussed that at the next meeting the board will need to elect another chair and vice chair. Discussion. Mr. Cook made the motion to elect Mr. Wirth as the Chairman and Mr. Sandbek as the Vice Chairman. Mrs. Swearingen seconded motion. Motion carried all concurred.

Detailed discussion about Appraisers.

Adjournment

Mr. Wirth made a motion to adjourn meeting. Ms. Gawthrop seconded motion. Motion carried, all concurred. Next meeting is scheduled for September 19, 2006 9:00 am at the Office of Housing, Buildings & Construction, 101 Sea Hero Road, Suite 100, Frankfort, Kentucky 40601-5405.